163.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,900 / 742,900
					USE VALUE:	742,900 / 742,900
					ASSESSED:	742,900 / 742,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILBERMAN SYRL A/ TRUSTEE
Owner 2:	SYRL A SILBERMAN REVOCABLE TRU
Owner 3:	
Street 1:	40 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILBERMAN SYRL A -
Owner 2:	-
Street 1:	40 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Clapboard Exterior and 1403 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8190.000	276,900		466,000	742,900
Total Card	0.188	276,900		466,000	742,900
Total Parcel	0.188	276,900		466,000	742,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.51 | /Parcel: 529.51

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 108323

GIS Ref

GIS Ref

Insp Date 07/06/18

!12678!

PREVIOUS ASSESSMENT

Parcel ID: 163.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,900	0	8,190.	466,000	742,900		Year end	12/23/2021
2021	101	FV	268,900	0	8,190.	466,000	734,900		Year End Roll	12/10/2020
2020	101	FV	268,900	0	8,190.	466,000	734,900	734,900	Year End Roll	12/18/2019
2019	101	FV	219,900	0	8,190.	466,000	685,900	685,900	Year End Roll	1/3/2019
2018	101	FV	219,900	0	8,190.	412,700	632,600	632,600	Year End Roll	12/20/2017
2017	101	FV	219,900	0	8,190.	346,200	566,100	566,100	Year End Roll	1/3/2017
2016	101	FV	219,900	0	8,190.	346,200	566,100	566,100	Year End	1/4/2016
2015	101	FV	214,700	0	8,190.	299,600	514,300	514,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:22:48

LAST REV

Date	Time
10/10/19	13:49:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12678

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILBERMAN SYRL	73309-322	1	9/20/2019	Convenience	99	No	No		
RUBIN & SILBERM	22627-293		11/13/1992		1	No	No		SAUL RUBIN D.O.D. 7/10/2017 BK 69749 PG 517.

USER DEFINED

Prior Id # 1:	108323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	676	Manual	2,954					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2018	Inspected	PH	Patrick H
6/1/2018	MEAS&NOTICE	BS	Barbara S
10/31/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Meas/Inspect	267	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8190		Sq. Ft.	Site		0	70.	0.81	8									465,990						466,000	

Total AC/HA:	0.18802	Total SF/SM:	8190	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	465,990	Spl Credit		Total:	466,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376279
Depreciation:	99338
Depreciated Total:	276942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

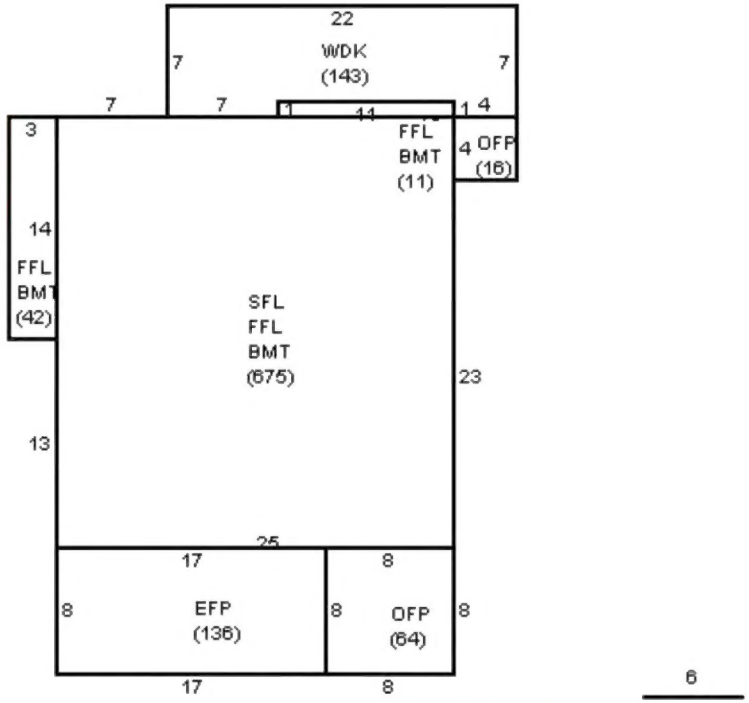
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	111.20
Final Total:	276900	Val/Su SzAd	197.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	52.640	38,325
FFL	First Floor	728	175.480	127,751
SFL	Second Floor	675	175.480	118,451
WDK	Deck	143	12.990	1,858
EFP	Enclos Porch	136	47.240	6,424
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	2,490			Total:	295,779
Size Ad	1403	Gross Area	2490	FinArea	1403

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

163.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	